

CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

Project #:1008289

Property Description/Address:

All or a portion of Lot(s) 555, REPLAT OF FLORAL GARDENS zoned C-1, located on 1201 RIO GRANDE BLVD NW (H-13)

Date Submitted: April 29, 2010

Submitted By: Tonya Covington

Meeting Date/Time: April 28, 2010 6:30 p.m.

Meeting Location: Los Duranes Community Center, 2920 Leopoldo NW

Facilitator: Tonya Covington

Co-facilitator: Kathleen Oweegon

Parties

- Planner/Hearing Board Contact: Lucinda Montoya lucindamontoya@cabq.gov 924-3918
- Developer/Applicant: Stanley Mount
- Agent/Applicant: Edward Fitzgerald
- Los Duranes Neighborhood Association

Background/Meeting Summary:

Applicant explained the four variances and the need for each one. Applicant explained that he is adding on to his office. He is adding a 2-car garage and storage, which will be approximately 400 square feet. The office is for administrative work only. He will also be removing the 2 duplexes currently on the property and adding a 6-foot high fence along Rio Grande Blvd. He discussed a change to the current blueprint concerning the fence. New plan for the fence is to have a 3-foot landscaping buffer between the fence and sidewalk on Rio Grande. The landscaping will be native grasses.

The neighbors had questions about the height, placement and design of the fence. Neighbors will discuss the fence issue after getting updated renderings from the architect and submit a letter to the Zoning Hearing Examiner.

Outcome:

Areas of Agreement: Both applicant and neighbors are agree that the removal of the duplexes will improve the neighborhood. There was no major opposition to having 6 parking spaces instead of 7 or to the variance of 6 feet to the 10 feet rear yard landscape buffer as this can only be seen by the neighbor at the rear of the property.

Unresolved Issues & Concerns: There are concerns about the height, placement and design of the fence that will face Rio Grande Boulevard. Neighbors want to assure it is in keeping with Old Town architecture. Neighbors suggested that the 'coyote fence' inserts on the fence be widened for esthetic purposes. Neighbors also suggested that the fence could be pushed back and

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perhaps angled differently. Applicant stated that fence would be moved back more than what was shown on the current plans.

Meeting Specifics:

- 1) Plans and Variances
 - a) Existing building is used as an office and applicant wants to add a 2-car garage and storage, which will be approximately 400 square feet. The office is for administrative work only. Applicant will also be removing the 2 duplexes currently on the property and adding a 6-foot high fence along Rio Grande. Property is currently Zoned C-1. Lot is exceptional because of triangular shape and part of the property line is encroached upon by Rio Grande Blvd.
 - b) First variance is requesting to have 6 parking spaces instead of 7 so that there will be enough room for handicap parking.
 - c) Second variance is asking for a 6-foot fence instead of the normal 3-foot. Applicant wants this so that he does not have to look at traffic on Rio Grande and to buffer the noise from the street.
 - d) Third variance is to reduce required side-yard buffer from 6 ft to zero on west side to allow for parking – NW corner going north 35’ – where 2 proposed parking spaces will be. Only impact is on neighbor on west side – no visibility for others.
 - e) Fourth variance of 6-foot to the 10’ rear yard landscape. This would make the proposed fence closer to the sidewalk.
- 2) Traffic
 - a) Cars will enter off Rio Grande and city said said distance from corner is sufficient to allow for cut-in. Line of site – met with traffic, told had to have certain angle for line of site and am complying with this.
- 3) Landscaping
 - a) Neighbors expressed that the more landscaping on Rio Grande the better. Were assured that landscaping along Rio Grande would be upscale from requirements and probably be native grasses, small trees, and possibly hollyhocks. Applicant also says that new plans will include 3 feet of landscaping from the sidewalk to the proposed fence. Concrete on north side of property will be replaced by landscaping.
- 4) Garage
 - a) Neighbors asked about design of garage door since it will be seen as you drive south of Rio Grande Blvd. Applicant said it will be the standard metal horizontal slats that mimic wood and will be consistent with overall architectural design.
- 5) Fencing
 - a) Neighbors stated they like well-designed walls on Rio Grande. Screen wall around parking is good idea, but are concerned about what the wall design will be since its so close to the sidewalk. Another neighbor’s observation (not necessarily a concern) – we don’t see a lot of 6’ walls on Rio Grande. Another Neighbor expressed she liked the design of the wall, but questioned the placement – could easily be set back. Another neighbor asked if you could articulate your walls a bit. Another neighbor asked if applicant could widen or increase the coyote fencing insets in wall. A suggestion was made to widen the insets rather than add an additional inset. Neighbor asked if the wall

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will be stucco. Question was asked about the true wall elevation since there is a slight drop in elevation from the sidewalk to the fence.

- b) Applicant stated they are trying to create something that will look very nice and create good architectural balance. Applicant is also a neighbor and wants it to be complementary to the area – don't want to do anything objectionable. All additions will have village-type articulation in the roof angles; metal roof, cottonwood stucco color, greenish/taupe window frames – old-looking wooden gates. There will be lights in wall and are making sure is compliant. Lights are quite elegant. Similar to wall around Old Town area. Coyote fence openings are approximately 30 inches and would consider making them wider. Actual elevation will be between 5-feet or 5-feet, 5 inches high from the sidewalk. The fence along Rio Grande Blvd is to have a buffer from the noise. Applicant believes this will make property more suitable to commercial as well. If the full setback is put in, fence will be too close too building.

6) Other Concerns

- a) Will this project block irrigation access at northeast corner?
- b) All projects will stop before the irrigation ditch.

Next Steps: Architect will e-mail a PDF of the revised plans showing the actual fence setback and landscaping plans to all who attended this meeting by May 5, 2010. Los Duranes Neighborhood Association will discuss the revised plans and then submit a letter to the Zoning Hearing Examiner with their conclusions.

Application Hearing Details: Hearing scheduled for May 18, 2010

- 1. Hearing Time:
 - a. The Commission will begin hearing applications at 8:30 a.m.
 - b. The actual time this application will be heard by the Commission will depend on the applicant's position on the Commission's schedule
- 2. Hearing Process:
 - a. Comments from facilitated meetings will go into a report which goes to the City Planner.
 - b. City Planner includes facilitator report in recommendations.
 - c. The Commission will make a decision and parties have 15 days to appeal the decision.
- 3. Resident Participation at Hearing:
 - a. Written comments must be received by Tuesday, May 4, 2010 and may be sent to: Lucinda Montoya, 924-3918, Lucindamontoya@cabq.gov, 600 2nd St., 3rd floor, Albuquerque, NM, 87102

Names & Addresses of Attendees:

Ed Fitzgerald	Agent
Stanley Mount	Applicant
Steve Williams	Los Duranes Neighborhood Association
Jackie Fishmon	Los Duranes Neighborhood Association

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William Herring
Jose Viramontes

Los Duranes Neighborhood Association
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